

Prepared by and Return to:

First Platinum Abstract, LLC
2416 Bristol Road
Bensalem, PA 19020
215-741-2000

File No. 17241-FPA

BRT # 183049900

This Indenture, made the 11th day of March, 2015,

Between

ORIN CLYBOURN

(hereinafter called the Grantor), of the one part, and

AMZ SIX, LLC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Two Hundred Fifty-One Thousand And 00/100 Dollars (\$251,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

Street Address: **1824 Frankford Avenue, Philadelphia, PA 19125**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Westerly side of Frankford Avenue (late Frankford Road) at the distance of two hundred fourteen feet Northwardly from the Northerly side of Montgomery Avenue, in the Eighteenth (formerly part of the Nineteenth) Ward of the City of Philadelphia; thence extending Westwardly at right angles with Frankford Avenue along ground now or late of John Pearson Seventy four feet; thence extending northwardly parallel with Frankford Avenue three feet; thence extending Westwardly at right angles with Blair (formerly Warder) Street forty-six feet to the Easterly line of Blair Street; thence extending Northwardly along same Fifteen feet; thence extending Eastwardly along ground granted or intended to have been granted to Solomon Wagner and Joseph P. Cobb on Ground Rent at right angles with Frankford Avenue one hundred twenty feet (erroneously omitted from Document No. 52879860) to the Westerly side of Frankford Avenue at right angles and thence extending Southwardly along same eighteen feet to the place of beginning.

KNOWN as premises No. 1824 Frankford Avenue

Being the same premises which Joan T. Decker, Commissioner of Records by Deed dated 2/4/2015 and recorded 2/9/2015 in Philadelphia County as Document No. 52879860 conveyed unto Orin Clybourn, in fee.

Order between Orin Clybourn vs. Donald Spradley, individually and as Administrator of the Estate of Parthena Johnson, deceased filed in Court of Common Pleas, February Term, 2014 No. 1686, dated 2/2/2015 it hereby ordered and decreed as follows:

"Defendant, Donald Spradley, and all person claiming under him and/or under the Estate of Parthena Johnson, deceased, are forever barred from asserting any right, lien, title or interest in the property identified as 1824 Frankford Avenue, Philadelphia, Pa., described more fully on Exhibit "A" attached hereto (the property) and title to the property is quieted in favor of Plaintiff, Orin Clybourn, against all claims of defendant, Donald Spradley and/or the Estate of Parthena Johnson, and all person claiming under him and/or the Estate."

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against him, the said Grantor, and his heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

_____ {SEAL}
Orin Clybourn

Commonwealth of Pennsylvania } ss
County of Philadelphia }

On this, the 11th day of March, 2015, before me, the undersigned Notary Public, personally appeared **Orin Clybourn**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

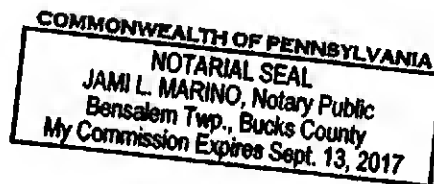
Jami L. Marino
Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

1614 Cecil B. Moore

Phila PA 19121

On behalf of the Grantee g



Deed

BRT # 183049900

Orin Clybourn

TO

AMZ Six, LLC

First Platinum Abstract, LLC
2416 Bristol Road

Bensalem, PA 19020

Phone 215-741-2000 Fax 215-741-1440

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO. PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME AMZ Six, LLC	TELEPHONE NUMBER: 215, 704-9090
STREET ADDRESS 1614 Cecil B. Moore	CITY Phila
STATE PA	ZIP CODE 19121

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) Orin Clybourn	DATE OF ACCEPTANCE OF DOCUMENT: March 11, 2015
STREET ADDRESS 919 N. Front St Unit A	GRANTEE(S)/LESSEE(S) AMZ Six, LLC
CITY Phila	STATE PA
ZIP CODE 19123	CITY Phila
	STATE PA
	ZIP CODE 19121

C. PROPERTY LOCATION

STREET ADDRESS 1824 Frankford Avenue	CITY, TOWNSHIP, BOROUGH City of Philadelphia
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia
	TAX PARCEL NUMBER 183049900

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION 251,000.00	2. OTHER CONSIDERATION +	3. TOTAL CONSIDERATION = 251,000.00
4. COUNTY ASSESSED VALUE 31,900.00	5. COMMON LEVEL RATIO FACTOR X 1.00	6. FAIR MARKET VALUE = 31,900.00

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION	1B. PERCENTAGE OF INTEREST CONVEYED
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2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
Mortgagee (grantor) sold property to Mortgagee (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY AMZ Six, LLC <i>A. W. [Signature]</i>	DATE March 11, 2015
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